

Garden District PUD

Projected Demographic Profile

The demographic profile for the Garden District is based upon the project housing type and unit mix together with data available from similar projects managed by Greenstone on the South Hill and in the Spokane market.

The Garden District will have a total of 235 units. One-bedroom and studio units make up 25% of the total. About 90% of one bedroom units are occupied by a single adult and typically 55% are women. Two bedroom units are 55% of the total units. About 50% of the two bedroom units are typically occupied by couples and 50% by singles. Of the single occupants in two bedroom units about 55% are female. Three bedroom units will be about 20% of the total units in the Garden District. About 80% of three bedroom units are typically occupied by couples with 20% by singles or roommates.

In total numbers females are expected to be about 55% of the total. About 35% of the occupants are seniors or empty-nesters over 55 years old. We expect less than 40 children, under age 18, in the project. The number of children in the project is driven down by the high percentage of studio and one-bedroom homes (25%) and the high percentage of seniors and empty-nesters (35%) expected in the community.

The median household income of residents in the community is expected to be over \$60,000 annually. The Adirondack Lodge project, at 44th and Regal, has a median household income of over \$62,000. The median household income for Spokane is about \$53,000.